



Council's property files are a repository for keeping records relating to lawful processes administered by Council officers e.g Building Consents or a building's Warrant of Fitness.

Safe and Sanitary reports are not considered consistent with this approach.

History of Safe and Sanitary Report acceptance

Un-permitted building work

Safe and sanitary reports were used prior to 31 March 2005 to record unauthorised building work including work completed under the 1991 Building Act.

There was no required legal process of recording this work at that time.

When the 2004 Building Act was introduced, a provision was established for the owner to apply for a Certificate of Acceptance for building work completed without consent. This owner is now able to apply this new process to building work completed from 1 July 1991 to the present through a formal documented and legal process.

In-complete property file records

Safe and sanitary reports were also accepted to place on a property file where records relating to the building on site were incomplete.

This was largely related to building work completed under other authorities such as government departments or when there were no inspection records. There is no way of confirming what the inspection regime was at that time and there was no formal sign off as there is today.

Floor plans on the property file will be updated when future building consents are lodged for an alteration of the building.

Other influencing factors

- There has been a 300% increase in reports lodged over the past 5 years. Managing the acceptance and filing of each report is impacting on the core business of granting building consents.
- Safe and sanitary reports have no legal status and there is no standard to measure the authors or the content of the reports against.
- A safe and sanitary report is not validated by Council and is reliant on the author providing an accurate and relevant portrayal of the property.
- A safe and sanitary report is only valid on the day it is produced. There are a number of exempt building works that can be undertaken by or on behalf of the home owner that don't require building consent. Therefore these works will not appear on a property file or LIM. The building surveyor will need to identify the exempt work themselves when providing advice to a prospective buyer.

Safe and sanitary reports will not be accepted by Rotorua Lakes Council after 1 August 2016

Property buyers are encouraged to perform any due diligence that they may feel necessary for their peace of mind when purchasing a property e.g builders report/soil testing/contamination testing.

Any information obtained as a part of a property owners pre-purchase due diligence should be held and maintained by the property owner.